

Key: 3599

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.650

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCMAHON JEANNE R 8 CROWS NEST DR BUZZARDS BAY, MA 02532				19.3-167-0				8 CROWS NEST DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCMAHON JEANNE R				04/27/2020	F		1 (222370)					
MCMAHON JEANNE R				06/14/2005	X		N/A-N/A					
MCMAHON JAMES R JR &				06/21/1990	XX		(120821)					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,000 4	1.00	100	1.00	100	1.00					178,730

LAND

TOTAL	15,987 SF	ZONING	1	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	178,700	158,200
Infl1	AVG		BUILDING	300,400	269,300			
N_Index	AVG		DETACHED	1,300	1,300			
			OTHER	0	0			
						TOTAL	480,400	428,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	L	0.90 A	0.75 10 X 12		120	14.78	1,300	04/29/2021
SHF	A	1.00 A	0.75 8 X 12			0.00		

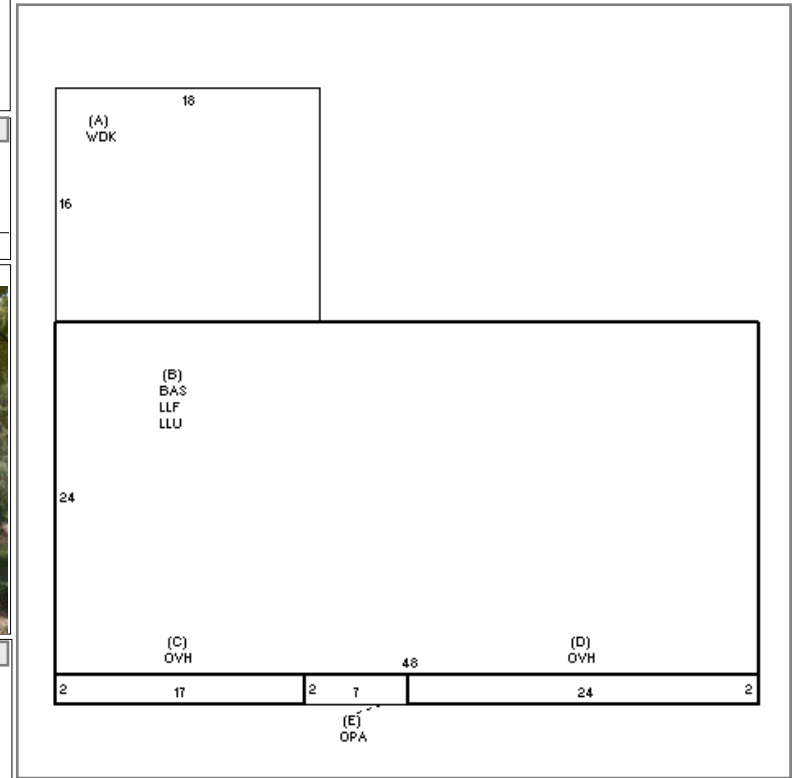


BUILDING	CD	ADJ	DESC	MEASURE	5/15/2015	TL
MODEL	1		RESIDENTIAL	LIST	2/27/2020	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	2/27/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1971	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	375,558
NET AREA	2,386	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	288		27.07	7,796		
\$NLA(RCN)	\$157	OVERALL	1.040	EXT COVER	3	ALUMINUM	1.00	B	LLU	N	LOWER LEVEL UNF	1,152		33.49	38,577		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	1,152	1971	56.99	65,653		
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,152	1971	200.64	231,141		
ROOMS	9	1.00		FLOOR COVER	1	HARDWOOD	1.02	+	OVH	L	OVERHANG	82	1971	189.28	15,521		
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	14		99.37	1,391		
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02	F	F12	O	FPL 1S 2OP	1		8,800.60	8,801		
FIXTURES	8	1.00		FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3		2,225.93	6,678			
GARAGE CAPACITY	0	1.00		USE	0		1.00										
% BSMT FINISH	65	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
19980	10/21/2019	3	ALT/RENO	1,890			100 100
14935	11/03/2014	14	SOLAR	918			100 100
03854	11/21/2003	9	DECK	2,500	06/24/2004	JS	100 100
970584	11/19/1997	4	DETACH.STRUC	300	04/15/1998	JS	100 100
900132	04/06/1990	3	ALT/RENO	350	10/21/1991	HS	100 100



CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

RCNLD	\$300,400
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